



## **Resort – Resort District**

### **Section 7-8-14 – Unified Development Ordinance City of Asheville Zoning Districts**

(a) *Purpose.* The Resort District is established to provide an area for the development of resort oriented uses and conference/retreat facilities. This district will provide areas for the development and expansion of facilities which serve primarily tourists and vacationers. Development standards are established to protect adjacent land uses from the adverse impacts of resort development.

(b) *Permitted uses.*

#### **Residential.**

- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family, zero lot line

#### **Recreational.**

- Arboretums
- Camps, campgrounds
- Golf courses
- Passive parks
- Recreational uses, commercial indoor
- Recreational uses, commercial outdoor
- Recreational uses, governmental
- Recreational uses, related to residential development
- Recreational uses, restricted to membership, non-profit

#### **Institutional.**

- Adult day care centers
- Adult day care homes
- Assisted living facilities
- Child day care centers
- Child day care homes
- Family care homes

Resort District

Places of worship

Public/semi-public.

- Convention and conference centers
- Fire/police stations
- Museums
- Post offices
- Public utilities and related facilities

Office/business.

- Barber shops and salons when an accessory to the principal use

- Bed and breakfast homestays

- Bed and breakfast inns

- Bookstores when an accessory to the permitted use

- Candy, pastry, ice cream and snack shops when an accessory to the principal use

- Florists when an accessory to the principal use

- Gift shops when an accessory to the principal use

- Health and fitness facilities when an accessory to the principal use

- Home occupations

- Live-work units

- Lodging facilities

- Restaurants

- Studios, galleries, and workshops for artists, craftspeople, designers, photographers

- Wedding chapels, commercial

Other.

- Accessory structures

Resort District

Any questions about the terminology used in this document should be directed to the Planning & Development Department at 828-259-5831.

Stables when an accessory to the principal use

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements or a conditional use in the Resort District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

Antenna

Bars, nightclubs

Recycling collection centers

Retail sales

Townhouses

Wireless telecommunication facilities, concealed

Wireless telecommunication facilities, co-located

Wireless telecommunication facilities, microcell

(e) *Conditional uses.* Level III projects incorporating projects permitted in the Resort District.

(f) *Development standards.*

(1) *Density standards.* The maximum residential density per acre within the Resort District shall be 16 dwelling units.

(2) *Structure size standards.* None.

(3) *Lot size standards.* The minimum lot size in the Resort District shall be five acres.

(4) *Lot width standards.* Lots in the Resort District shall have a

Resort District

minimum width of 100 feet.

- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the Resort District.

Front: 35 feet, except that the minimum setback may be reduced to five feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: 15 ft.

Rear: 25 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* The maximum impervious surface coverage in the Resort District shall be 80 percent.
- (7) *Height standards.* The maximum height of structures in the Resort District shall be 80 feet except in the transition area described below in subsection (13). The permitted height of buildings and structures in the Resort District may be increased by one foot for each two feet of additional front, side, and rear setbacks up to a maximum height of 100 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* None.

Resort District

- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* All exterior lighting shall be shielded such that light is not directed toward adjacent residential property.

Outdoor loud systems shall be directed away from residential areas and shall not operate between the hours of 9:00 p.m. and 7:00 a.m.

*Transition area:* Within 100 feet of a residentially zoned area, restrictions shall be placed on the height and location of uses other than those permitted in the adjacent residential zone. Height of buildings and structures located in this area shall be subject to the height limitations established in the least restrictive adjacent residential zone. Primary entrances of buildings and structures located in the transition area shall be directed away from residential uses. Restaurants, bars and nightclubs, facilities for animals (stables), mechanical equipment, and maintenance facilities shall not be located in the transition area.

- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2539, § 1, 1-26-99; Ord. No. 2663, § 1(g), 2-8-00; Ord. No. 2664, § 1(n), 2-8-00; Ord. No. 2904, § 1(n), 3-12-02; Ord. No. 3010, § 1(c), 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3209, § 1b, 1-25-05; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)

Resort District

Any questions about the terminology used in this document should be directed to the Planning & Development Department at 828-259-5831.